

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE # C15-2011-0010  
ROW # 10536066

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

TP-0260160717

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 2007-A LEEANN DR AUSTIN TX 78758

LEGAL DESCRIPTION: Subdivision -- \_\_\_\_\_

Lot(s) 4 Block D Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We DUC TRAN on behalf of myself/ourselves as authorized agent for

myself affirm that on Jan. 4, 2011

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

An addition to single  
family residence providing  
a side yard of 14 feet  
inches

in a SF-3 district.  
(zoning district)

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.**

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because: THE ADDITION PROVIDES FOR STORAGE AREA. ONE OF THE RESIDENTS IS AN ELDERLY WHO IS 78 YEARS OLD. THE ADDITION WAS BUILT NEXT TO THE SLIDING DOOR FOR EASY ACCESS TO THE STORAGE AREA.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that: WITHOUT THE ADDITION, LIFE WOULD BE DIFFICULT FOR THE ELDERLY RESIDENT. THE CHILDREN ARE AT WORK AND HAVING THE STORAGE ARE NEXT TO THE SLIDING DOOR ALLOWS HER TO ACCESS THE STORAGE AREA.

(b) The hardship is not general to the area in which the property is located because: WE HAVE A LOT OF PEOPLE LIVING IN THE HOME, MOST LIKELY MORE SO THAN OTHER HOUSES IN THE SAME AREA. THAT IS WHY WE NEED THE ADDITION FOR THE STORAGE AREA.

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

THIS ADDITION WAS BUILT ABOUT 17 YEARS AGO. WE HAVE NOT RECEIVED ANY COMPLAINT FROM THE NEIGHBORS.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

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4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.


**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 2007-A LEEANN DR

City, State & Zip AUSTIN TX 78758

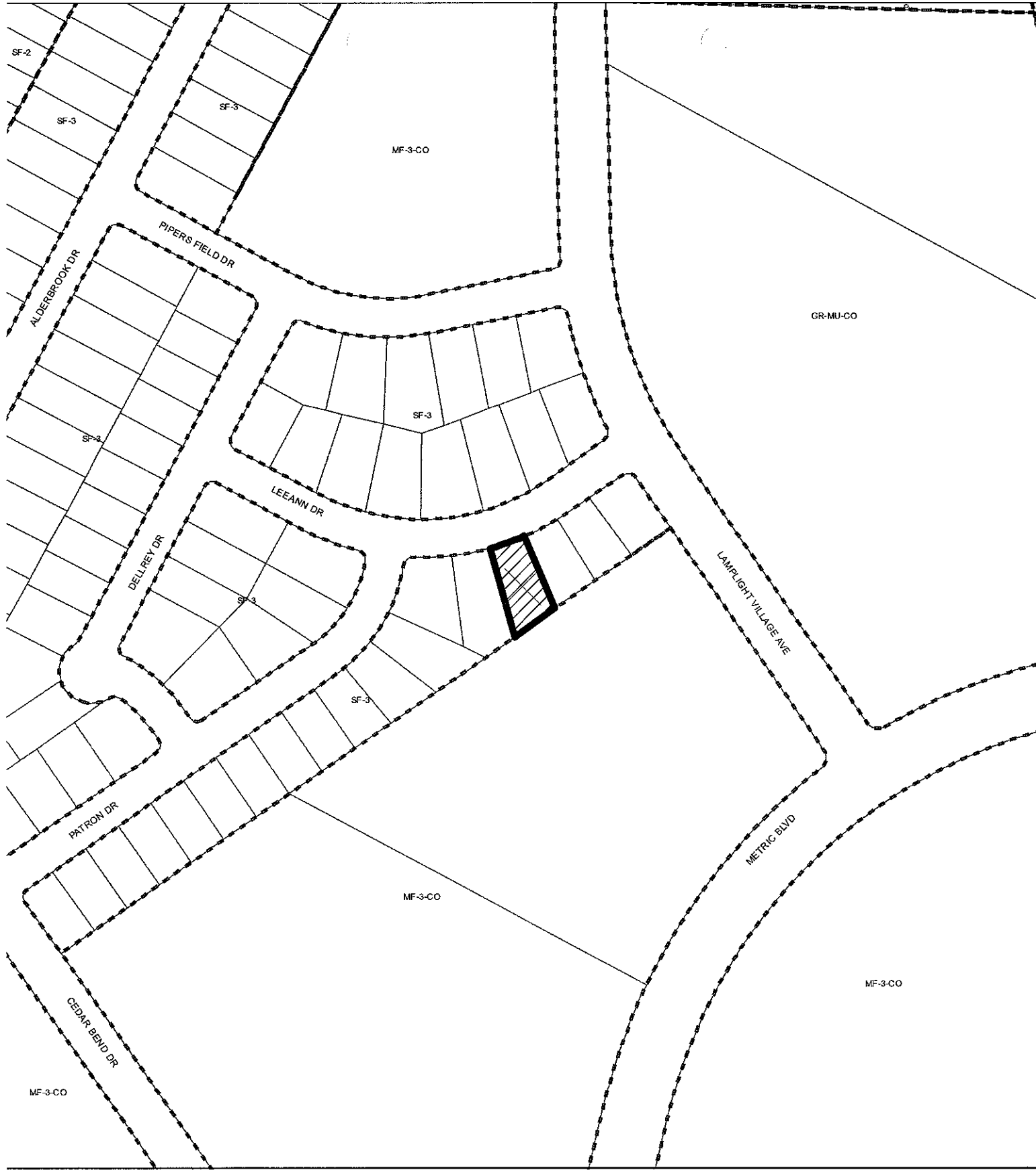
Printed DUC VAN TRAN Phone 512-873-0524 Date 1.3.11

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 2007-A LEEANN DR

City, State & Zip AUSTIN TX 78758

Printed DUC VAN TRAN Phone 512-873-0524 Date 1.3.11



## BOARD OF ADJUSTMENTS



SUBJECT TRACT



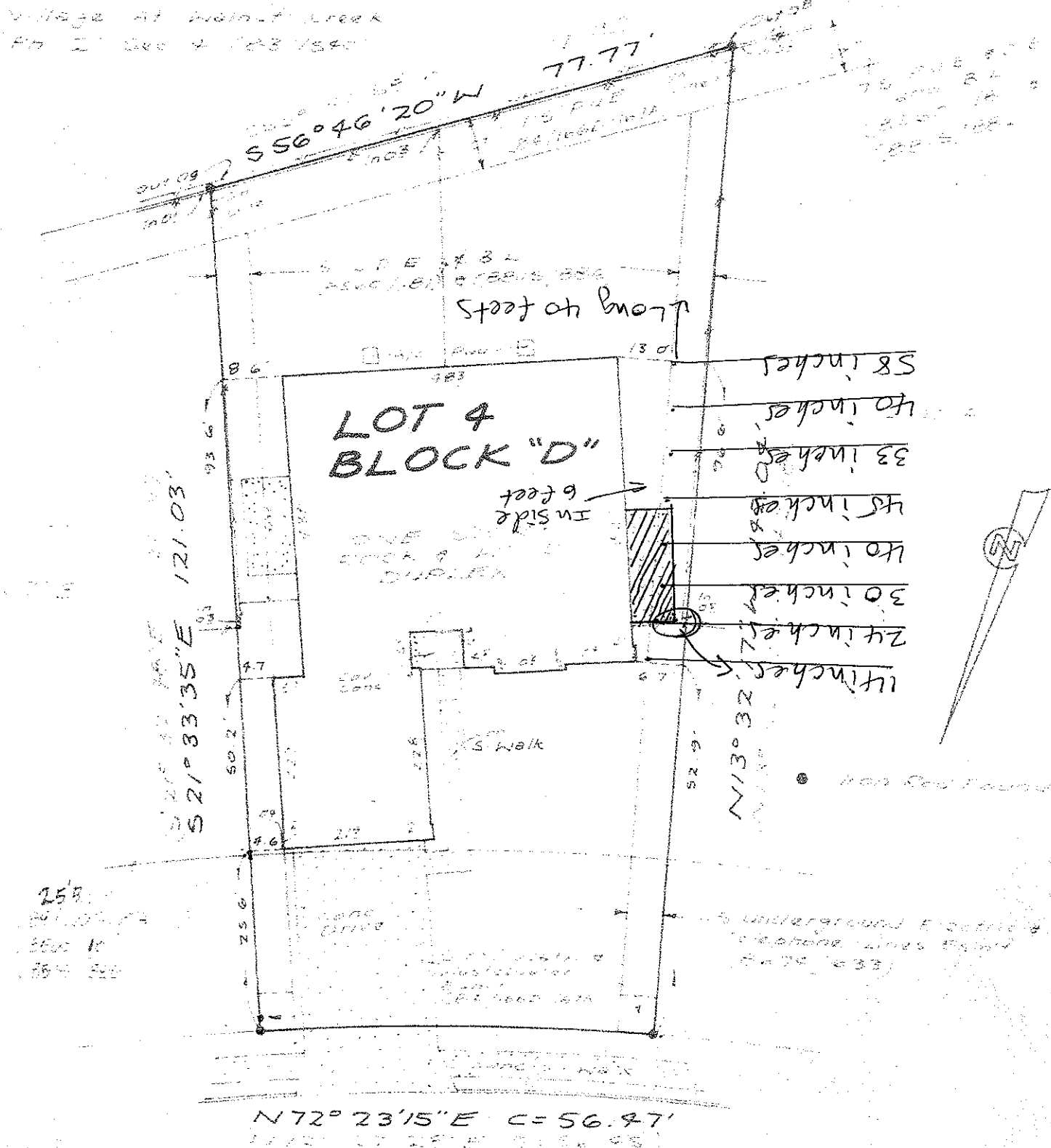
ZONING BOUNDARY

CASE#: C15-2011-0010  
LOCATION: 2007 LEEANN DR  
GRID: L34  
MANAGER: SUSAN WALKER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Page 2 of 2



2007 LEEANN DRIVE

ALG

TO NORTH AMERICAN MORTGAGE COMPANY, HERITAGE TITLE COMPANY, TITLE  
RESOURCES GUARANTY COMPANY, DUC VAN TRAN and LAN NGOC PHAM,  
EXCLUSIVELY;

1. I am not a member of the Communist Party, nor do I have any contact with any member of the Communist Party.



2007 Leeann

Case 10-104459

12-3-2010

Investigator Moses Rodriguez



2007 Leeann

Case 10-104459

12-3-2010

Investigator Moses Rodriguez





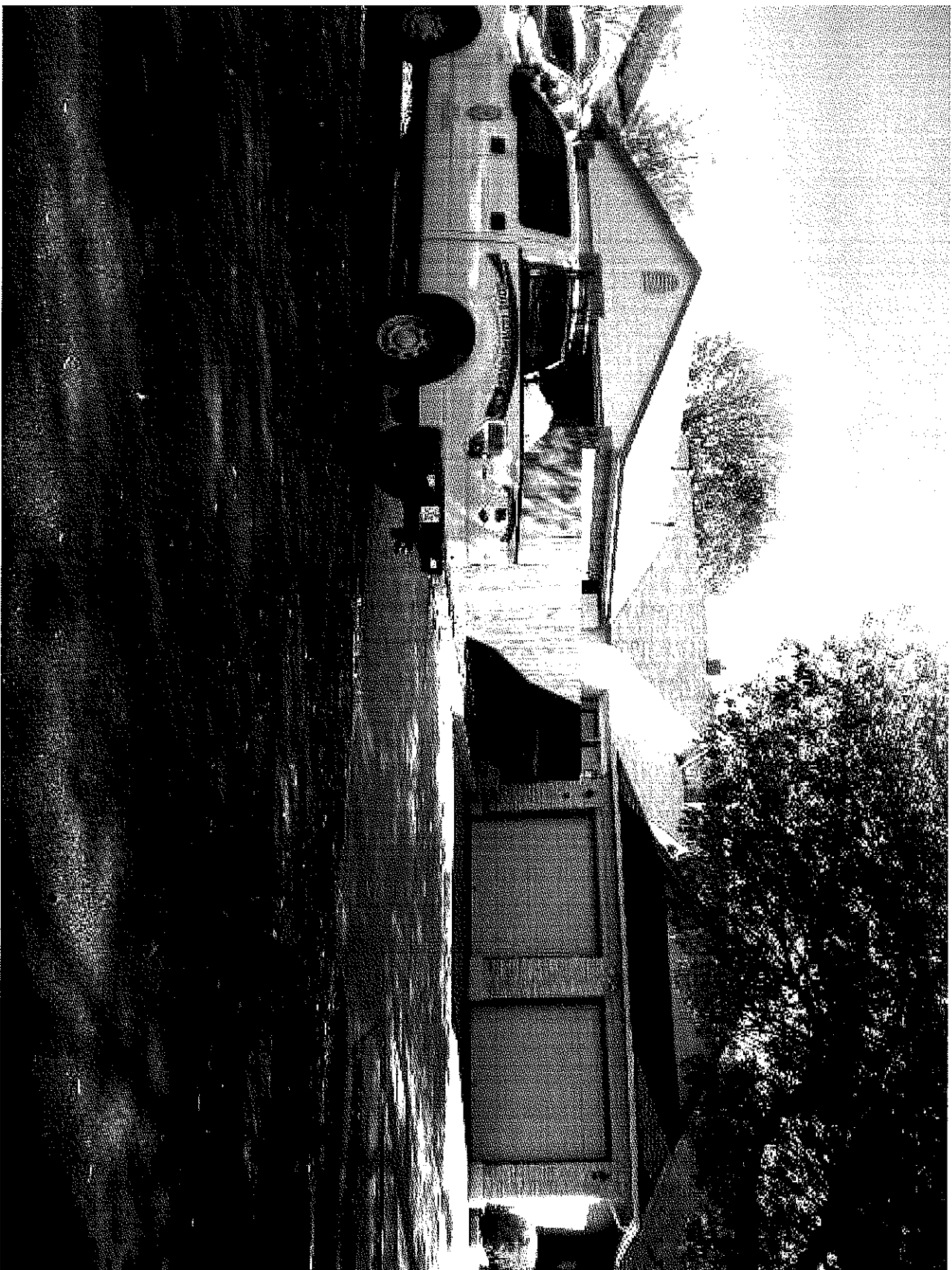
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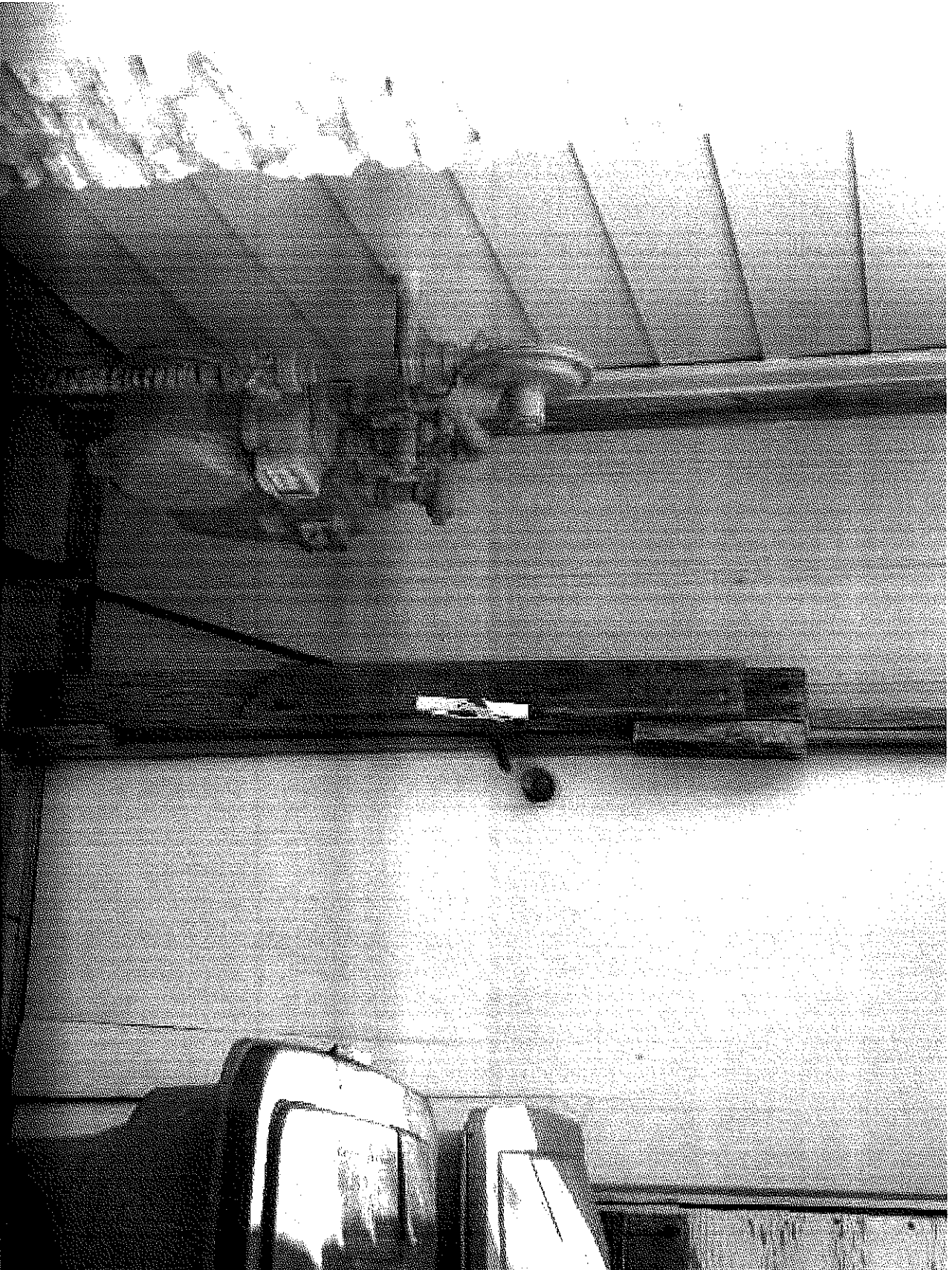


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